

Board of Appeals
July 7, 2016
Chester Township Hall
Lincoln, IL

Present: Doug Thompson, Bret Farmer, Rick Sheley, Derek Martin, Scott Noltensmeier.
Absent: Judi Graff, Cheryl Baker.

Chairman Thompson called the meeting to order at 7:30 pm.

Approval of Minutes: A motion was made by Mr. Sheley, seconded by Mr. Martin, to approve the minutes from the April 11, 2016 meeting. Motion passed.

Unfinished Business: None.

New Business: 3-V-16 – Petition of Robert & Carolyn Gaston to allow the construction of a second dwelling on a parcel whereas Section 2.33 allows one (1) principal structure on the following described real estate:

Said property address is 928 1275th Ave, Lincoln, IL (Parcel number: 07-031-015-00). The property is described as the NE Quarter of the SE Quarter of Section 31 T19N R2W.

Chairman Thompson swore in those wanting to give testimony.

Mr. Gaston explained that the second home was for himself and his wife. His wife had been in a terrible accident and as a result will soon be confined to a wheelchair. In addition, his own health is limiting his ability to get around. It is less expensive to build a new house with an open floor plan and that is handicapped accessible than to remodel the existing house. The existing house will be used by family members. This will allow them to stay on the land and be near family.

Mr. Gary LaForge, of Greene and Brandford Engineering, explained that the proposed house would comply with all floodplain requirements and IEPA permitting, that the majority of the property is in the floodplain and that only a small area in the southwest corner of the property is suitable to build, that is where the existing buildings are now and the new house would be located. It would be difficult to subdivide out a separate parcel and comply with zoning requirements given the circumstances of the property. It makes best sense to keep the property as one parcel.

A question was asked about well and septic. The house would share the existing well but will have a new septic system that is approved by the Health Department.

A motion was made by Mr. Sheley, seconded by Mr. Farmer, to approve the variance. By a roll call vote the motion carried, as follows:

Yes: Doug Thompson, Bret Farmer, Rick Sheley, Derek Martin, Scott Noltensmeier.

No:

Other Business: None.

Zoning Officer's Report: None.

Adjournment: A motion was made by Mr. Martin, seconded by Mrs. Sheley to adjourn the meeting. Motion passed. Meeting ended at 7:50 pm.

Respectfully submitted,



Will D'Andrea, Acting Secretary